





# Oakland House, Liss

A private and secure country residence

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- ▶ Recently built country house
- ▶ Secure and extremely private situation
- ▶ Ample parking and triple garage
- ▶ Under floor heating to ground floor and all bathrooms
- ▶ Finished to the highest standards throughout
- ▶ Detached annexe
- ▶ 12 metre heated swimming pool
- ▶ Remaining NHBC guarantee until 2025

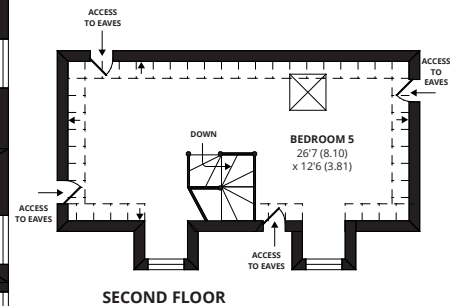
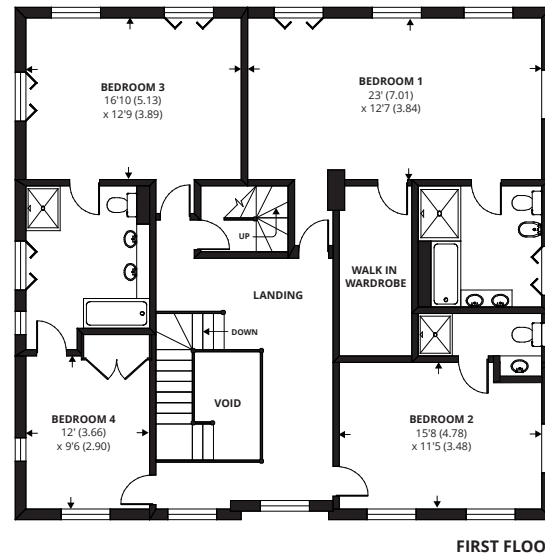
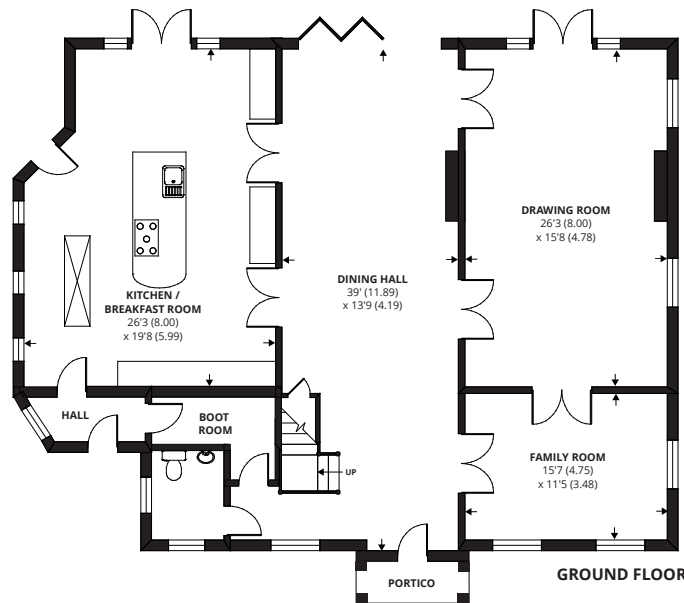
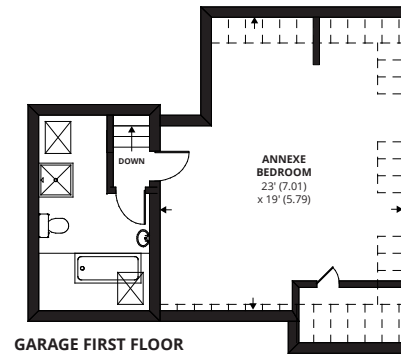
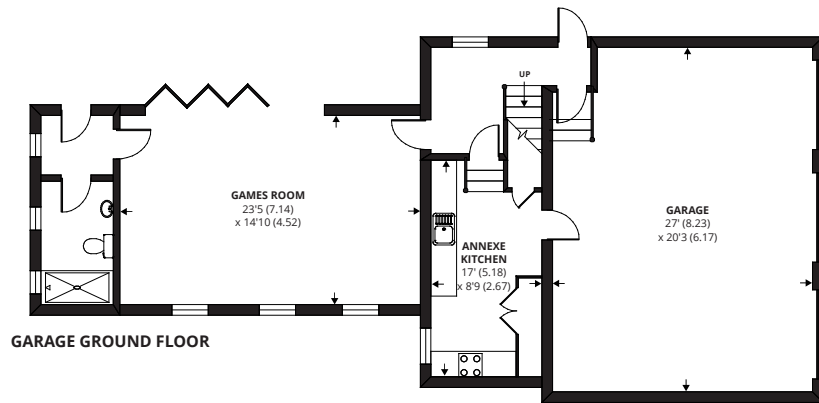
Oakland House is a quite exceptional and recently built country home, completed by the current owners in 2015, in a Neo-Georgian style and constructed without compromise. Offering over 5000 square feet of accommodation, including self-contained annexe accommodation and standing in secure grounds of over two acres, the house is approached over a sweeping drive, behind secure electrically operated gates. The main entrance opens onto a dining hall, thirty nine feet in length, off which are accessed the cloakroom, boot room, a spacious family room and large drawing room, with a feature fireplace and French doors opening onto the garden. Also off the dining hall is the extraordinary kitchen / breakfast room with travertine floors, luxury granite worktops and high quality integrated appliances. The kitchen also has a separate entrance at the front, with access to the boot room, together with French doors to the garden at the rear. As you might expect in a modern home of this quality, the ground floor has under floor heating throughout.

On the first floor the large landing leads to a large master bedroom, with superb countryside views, a Juliet balcony, walk in wardrobe and good sized en-suite bathroom with separate shower. The second bedroom also benefits from an en-suite in the form of a shower room. The third and fourth double bedrooms on this level share a Jack & Jill bathroom, which again is equipped with a separate shower enclosure. A secret door on the landing leads to the second floor and another large double bedroom.









Denotes restricted head height

# Oakland House, Hatch Lane, Rake

**APPROX. GROSS INTERNAL FLOOR AREA 5330 SQ FT 495.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / VOID & INCLUDES GARAGE / ANNEXE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

Located adjacent to the main house is a large triple garage and a self-contained annexe, with kitchen, bathroom and large bedroom. Passing through the inner hall, there is a large games room with bi-folding doors that open onto the garden, a further hallway and a useful shower room and cloakroom, perfect for when using the pool. Outside, the extensive grounds are mainly laid to lawn, with a wooded area to the north of the house. The current owners have installed a 12 metre by 5 metre heated swimming pool with an automated electric cover, whilst in the wooded area of the garden there is a delightful and professionally built tree house.

## Location

Wholly within the beautiful countryside of The South Downs National Park, Hatch Lane is a delightful rural lane in the village of Rake, just a short distance from the village of Liss, which offers day to day shopping, schools, a doctors and dentist surgery, together with a railway station. The nearby market town of Petersfield offers more comprehensive shopping, leisure and schooling opportunities, with some excellent schools, such as Churchers College and Bedales being located in the town. Petersfield also has a mainline station on the Portsmouth to London Waterloo line, with trains to the capital taking around an hour. Direct trains to London are also available at nearby Liss and Liphook.

## Directions

From Peterfield High Sreet pass the War Memorial and turn left onto College Street. At the top of College Street bear right, then left onto Ramshill passing Churchers College. At the roundabout take the second exit onto London Road. Proceed for approximately three miles and as you enter the village of Rake, turn left onto Hatch Lane, where the property can be found after a short distance on the right hand side.

10/04/17

